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31 Willis Road, Stoneham, Southampton, Hampshire, SO16 2NS

3 bedrooms Guide Price £325,000 Leasehold

DESCRIPTION

This semi-detached family home has been refurbished by the current owners and now offers a newly fitted kitchen, decorated throughout, new flooring and a newly fitted boiler. The reception hallway provides access to all rooms downstairs. Sitting room with a bay window. A dining room with a window overlooking the garden. Galley Kitchen with electric oven and hob and space for washing machine, dishwasher and fridge freezer and provides immediate access to the rear garden. On the first floor, there can be found three double bedrooms as well as a three-piece bathroom with a shower over the bath. Double-glazed throughout, gas central heating. Front and rear gardens and off-road parking for one car. Please call to arrange an internal viewing.

LOCATION

Willis Road is set within the Swaythling area of Southampton being close to local shops and schools whilst there are regular bus services running into the City Centre which offers a much wider range of shopping, schooling and recreational facilities, together with the Mainline Rail Service to London. Southampton Parkway railway station and Southampton International Airport are nearby. The M27 and M3 Motorway links connecting with all of the Solents South Coastal Regions are within comfortable travelling distance.

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ENTRANCE HALLWAY:

Wood effect flooring. Large built-in storage cupboard underneath the stairs with wall mounted fuse box, obscure double glazed window and lighting available. Radiator. Stairs rising to first floor landing.

SITTING ROOM: 14' 0" (4.26m) x 11' 11" (3.63m):

Double glazed bay window to front elevation. Radiator. Newly fitted carpeted flooring.

DINING ROOM: 12' 10" (3.90m) x 10' 7" (3.22m):

Double glazed window to rear elevation. Radiator. Newly fitted carpeted flooring.

KITCHEN: 12' 5" (3.78m) x 8' 1" (2.46m):

The kitchen has been newly with wall and base units, built-in oven, electric hob, space for fridge and freezer, dishwasher and washing machine. One and a half bowl sink with mixer tap fitting and integrated drainer. Wood effect flooring. Double glazed UPVC back door leading to the rear garden with further double-glazed window with side aspect. Newly fitted gas boiler

FIRST FLOOR LANDING:

Double-glazed window to side elevation. Access to loft space. Newly fitted carpeted flooring.

BEDROOM ONE: 14' 0" (4.26m) x 11' 11" (3.63m):

Double-glazed bay window to front elevation. Radiator. Fireplace. Newly fitted carpeted flooring.

BEDROOM TWO: 12' 10" (3.92m) x 9' 11" (3.02m):

Double-glazed window to rear elevation. Radiator. Fireplace. Built in wardrobes. Newly fitted carpeted flooring.

BEDROOM THREE: 9' 9" (2.98m) x 7' 8" (2.33m): Double-glazed window to rear elevation. Radiator. Newly fitted carpeted flooring.

BATHROOM:

Three-piece white bathroom suite with shower over the bath. Pedestal sink. Low level W.C. Tiled splash back. Obscure double-glazed window. Wall mounted heated chrome towel/radiator combination.

OUTSIDE:

The front garden has a path to the front door mature plants to the perimeters. Side access to the rear garden. Off road parking for one car to the side.

The rear garden is mainly laid to lawn. Pedestrian path leading to the rear of the plot. Fence enclosure.

COUNCIL TAX

Southampton City Council

BAND: C
CHARGE: £1,829.65
YEAR: 2023/2024

REFERENCE

S8304/BP/011223/D1

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pearsons.

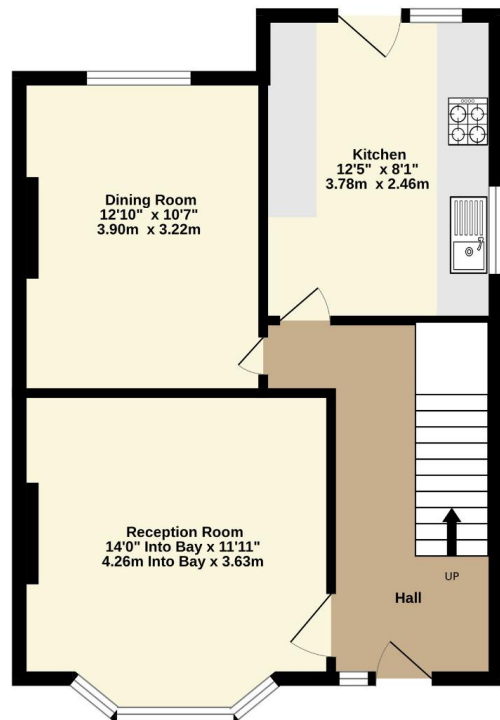
VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

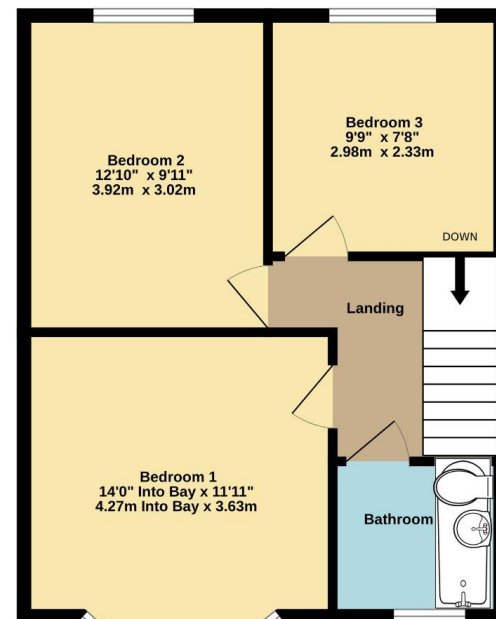
DIRECTIONS

Proceed out of Southampton on the Thomas Lewis Way, continuing into Stoneham Way (A335) and at the traffic lights, turn left into Bassett Green Road. Take the first left hand turning into Stoneham Lane and Willis Road will then be found on the left hand side.

Ground Floor
502 sq.ft. (46.7 sq.m.) approx.



1st Floor
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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